U.S.-Mass.-Boston

THIRTEENTH ANNUAL REPORT

OF THE

IMPROVED DWELLINGS ASSOCIATION

1899

Incorporated April 3, 1885.

Thirteenth Annual Report

OF THE

Improved Dwellings Association

January 28, 1899.

BOSTON
G. R. WILLIS & CO., 286 Washington Street (opposite School.)
1899.

3155

OFFICERS FOR 1899.

President.

WALTER HUNNEWELL.

Vice-President.

RICHARD W. HALE.

Clerk and Treasurer.

HERBERT CLARK.

Directors.

FRANCIS G. CURTIS
GERTRUDE S. ELLIS.
EDWIN GINN.
RICHARD W. HALE.
ARTHUR D. HILL.
HARRIET MINOT LAUGHLIN.
MARY MORTON KEHEW.
WALTER HUNNEWELL.
IDA M. MASON.
HELEN SHARP.
ROBERT S. STURGIS.
R. CLIPSTON STURGIS.
HERBERT CLARK.

Clerk and Treasurer's Report.

Our income for the past year again shows a small reduction, and out net income has been reduced to about 3 1-4 per cent. of the capital stock, after allowing for the cost of insurance not paid this year.

The results at "Ellis Memorial" have again proved disappointing. The gross and net income have been less than in any previous year, the latter being only about 2 1-2 per cent. of the value of the estate as it stands in our books.

The Broadway Property continues to do fairly well, having produced about 5 1-4 to 5 1-2 per cent. net on the cost, not including in the expenses $466 paid for improvements, demolishing an old house in the rear of the C Street block of brick houses, and enlarging the yards of these houses, building sheds, etc.

The houses Nos. 31 and 33 Athens Street have also produced a fair income on the cost, but they will need constant repairs, and it is difficult to attract to them a good class of tenants on account of the bad neighborhood.

I refer to Agent's Report for further particulars.

ROBERT S. STURGIS, *Clerk and Treasurer.*

BOSTON, Dec. 31, 1898.

Annual Report of the Treasurer of the Improved Dwellings Association for the Year 1898.

ASSETS.

Broadway Estate (at cost)		$55,000.00	
Second St. Estate: —			
Land (at cost)	$10,500.00		
Buildings	46,500.00	57,000.00	
Athens Street Estates		3,500.00	
Cash in Boston Safe Deposit & Trust Co.,		795.61	
Coal on hand for sale to tenants		9.40	
			$116,305.01

LIABILITIES.

1,000 shares of capital stock	$100,000.00	
Mortgage on Broadway estate	9,000.00	
Mortgage on Second Street estate	4,500.00	
Profit and Loss	2,805.01	
		$116,305.01

FINANCIAL STATEMENT.

Balance of Cash on hand Dec. 31, 1897,		$2,967.42

RECEIPTS.

Rents of Broadway estate, 12 months to Dec. 31, '98,	$4,976.78	
Rents of Second St. estate, 52 weeks to Dec. 27, '98,	3,241.20	
Rents of 31-33 Athens St. estate, 52 weeks to Dec. 27, '98,	567.15	
Interest on Deposits, 12 *months to Dec.* 20, 1898,	65.81	8,850.94

PAYMENTS.

Broadway Estate.

Repairs	$760.88	
Improvements	466.20	
Water Rates	136.00	
Taxes	702.72	
Expense	48.20	
Paid Agents	284.40	$2,398.40

Second Street Estate.

Repairs	$363.11	
Expense (including janitor)	296.78	
Water Rates	312.20	
Taxes	621.87	
Paid Agent	240.00	$1,833.96
Carried forward,		$4,232.36 $11,818.36

Brought forward, ...		$4,232.36	$11,818.36

Athens Street Estates.

Repairs	$173.03		
Expense	14.75		
Water Rates	44.00		
Taxes	63.74		
Paid Agent	39.96	$335.48	
Paid on account of principal of mortgage debt . .		$2,500.00	
Paid interest on mortgages		642.33	
Paid salary of clerk and treasurer		200.00	
Paid general expense		103.18	
Paid Dividends 3 per cent on $100,000.00 . . .		3,000.00	
Paid for coal purchased for tenants	$43.10		
Less received for coal sold to them	33.70	9.40	11,022.75
Balance Cash on hand Dec. 31, 1898,			$795.61

E. & O. E.

R. S. STURGIS, *Treas.*

BOSTON, DECEMBER 31, 1898.

This is to certify that I have carefully examined the accounts of the Improved Dwellings Association for the year 1898, and find them correct. Cash receipts were duly entered and deposited in the Bank, all payments were satisfactorily vouched. The balance of cash called for the books January 1, 1899, $795.61, was in the Boston Safe Deposit and Trust Co.

GEO. T. STODDARD, *Auditor.*

BOSTON, January 4, 1899.

The Auditing Committee of the Improved Dwellings Association, in conformity with the authority conferred on them have employed Mr. Geo. T. Stoddard, an expert accountant, to examine the accounts of the Association for the year 1898, and they herewith submit his report which they adopt as their own.

The Committee desire also to express their appreciation of the services rendered by the retiring treasurer, R. S. Sturgis, Esq., to whom the sincere thanks of the Association are due.

MARTIN L. BRADFORD,
ELLEN F. MASON,
GEORGE WIGGLESWORTH,

Auditing Committee.

Annual Report of Agent.

Considering the location of the property owned by the Improved Dwellings Association, the many saloons surrounding it, and the great difficulty of getting employment, it seems to me that the tenants are as good a class as it is possible to get; that rents are paid quite promptly, that there are comparatively few bad debts, and that the arrears are small. I find that the houses are in better condition than most of those in that section, which are occupied by the very poor. One of the leading Fathers in a church near us told me that he considered the Ellis Memorial the best kept house for the poor in this community. The removal of 193 Athens Street has improved the C Street property, giving larger yards and more light and air, and is, I believe, appreciated by present tenants.

Lack of work in South Boston has caused the removal of a number of our tenants to other localities. A sugar house near Ellis Memorial has moved to Brooklyn, N. Y., taking four families; four others have moved to localities where they could find work.

Several old tenants have returned to Ellis Memorial, because the house is warmer than the frame houses in which they have been living, and because of the Club for children and the social work, which has been carried on throughout the past year. The evening sociables for parents and children have been well attended. In the main the tenants have entertained themselves with songs, games, and reading. One young man, a Pole, has each evening sung to us, or played on one of his musical instruments. A mother, with her three little boys, has several times sung to us. Another has read us selections, and the children have entertained their parents in various ways.

All sit around the tables in a cosey, home-like fashion, sometimes reading, or looking at pictures for the first hour, and then engaging in games and having music.

The Saturday morning gatherings for the children are interest-

ing. We demand a fee of one cent from each family, toward expenses. This season the children have had some instruction in singing preparatory to the Christmas tree, which occasion was a very joyous one. We also had a Christmas party for the heads of the households, which was largely attended and much enjoyed by them.

Poor people who have to buy coal in small quantities are charged high rates, and are often given an inferior quality, and not full weight. During the past year the Association has purchased six and one-half tons of coal, which has been placed in Ellis Memorial for sale to tenants. Most of this was sold at the rate of thirty-five cents per bag. Because of the reduction in price per ton in November, we now sell it for thirty cents per bag. The janitress, who sells the coal and keeps the accounts, has a commission of 50 cents on each ton sold. At present we have on hand one and one-half tons.

Louise H. Putnam, *Agent.*

PROPERTY OF THE ASSOCIATION.

Is in South Boston, Mass., and is as follows : —

(1) **Rufus Ellis Memorial** (office, 25 W. Second Street), a new brick structure, completed in December, 1888; built in three sections, divided by brick partitions, making practically three buildings. It has 56 tenements. Prices are: for a single room $1.00 per week; for two rooms $1.30 to $1.70 per week; for three rooms, $1.75 to $2.40 per week; for four rooms $2.75 to $2.90 per week; for five rooms $3.50 per week.

(2) **31-33 Athens Street** (in rear of Rufus Ellis Memorial), old wooden teneme· ts repaired, but with plenty of light and air. Six tenements to each house. Prices: for three rooms $1.00 to $1.25 per week; for four rooms $1.25 to $1.50 per week.

(3) **Broadway estate** (on Broadway, C and Athens Street). This estate is about a quarter of a mile from properties numbered 1 and 2, and consists of shops and tenements. The buildings are old, some brick and others wood, plenty of light and air. The tenements are on C Street, (brick), and Athens Street, (wood), 20 in all. Prices on C Street for three rooms, $2 25 per week; for four and five rooms $2.75 per week. On Athens Street for four rooms, $1.50 to $2.00 per week; for five rooms, $2.25 to $2.50 per week.